The Overview

Property Name:
St. Brannocks Close, Barry

Price:
£80,000

Qualifier:
By Auction



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The Bullet Points

- For Sale by Modern Method of Auction (T&Cs Apply)
- Buyers Fees Apply
- Online Bidding Platform
- Subject to Reserve Price
- Option to Purchase Before Auction
- Two-bedroom ground-floor maisonette
- Garage providing useful parking or storage
- Front lawn, with no rear garden
- Established residential location in Barry
- Access to Barry's shops, schools and coastal attractions

No Onward Chain

This property is for sale by the Modern Method of Auction – Committed Buyer Route.

An opportunity to acquire a two-bedroom ground-floor maisonette situated on St Brannocks Close, Barry, offered for sale by auction.

The property offers accommodation entirely on the ground floor, with two bedrooms, and includes a garage for parking or storage.

Externally, the maisonette has a front lawn. There is no rear garden, making this an option for purchasers seeking limited outdoor upkeep.

The property offers potential for buyers seeking a home or an investment, subject to their requirements and the lease provisions.

Tenure and Auction Information

The property is leasehold, with approximately 36 years remaining as at October 2026. Prospective purchasers should consider the remaining lease term when assessing suitability and financing.

Buyers should review the auction legal pack for full details of both the maisonette and garage leases, ground rent, insurance contributions, any service charges, and the conditions of sale before bidding.

Viewing is recommended to appreciate the accommodation and assess its suitability.

Auction Information
This property is for sale by the Modern Method of Auction – Committed Buyer Route.

The sale is conducted under traditional auction terms but via a modern online bidding platform, providing flexibility and transparency throughout the process.

Upon acceptance of an offer, the buyer will be required to: Sign a Reservation Agreement of the final agreed sale price of £4,500 including VAT.

This secures the property exclusively for the buyer during the 56-day completion period from the date the draft contract is issued to the buyer's solicitor. This extended timeframe allows buyers to arrange mortgage finance (subject to lender criteria, affordability, and survey).

Please note:
The Reservation Fee forms part of the chargeable consideration for stamp duty calculations.
The property is subject to an undisclosed Reserve Price.
Both the Starting Bid and Reserve Price may be subject to change.

Local Area
St Brannocks Close is situated within an established residential area of Barry. The town offers a range of shops, supermarkets, cafés and leisure facilities, while Barry Island and the surrounding coastline provide opportunities for beach visits and coastal walks.

Transport Links
Barry is served by railway stations providing connections towards Cardiff and the wider rail network. Bus services operate throughout the town, while road routes connect Barry with neighbouring areas including Penarth and Cardiff. Cardiff Airport is situated near Rhoose.

Schools
Barry offers a range of primary and secondary schools, including Welsh-medium education options. Prospective purchasers should confirm the property's current catchment area and admission arrangements directly with the Vale of Glamorgan Council and individual schools.

The Photographs

We have allowed space for up to 48 photographs across the next four pages. If fewer images are required, not all spaces will be used.





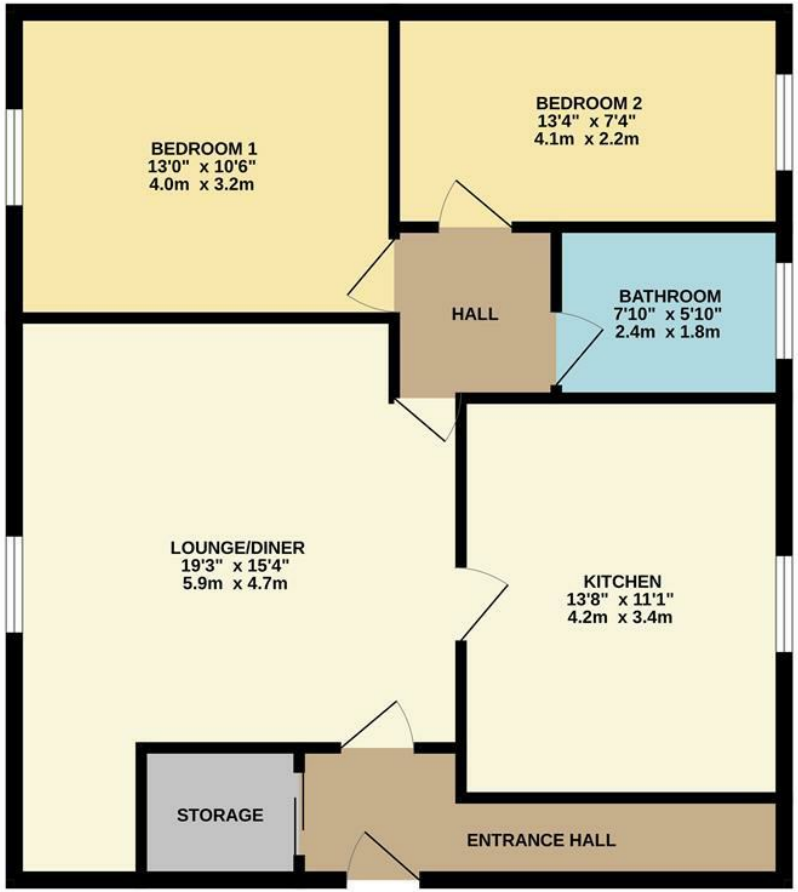






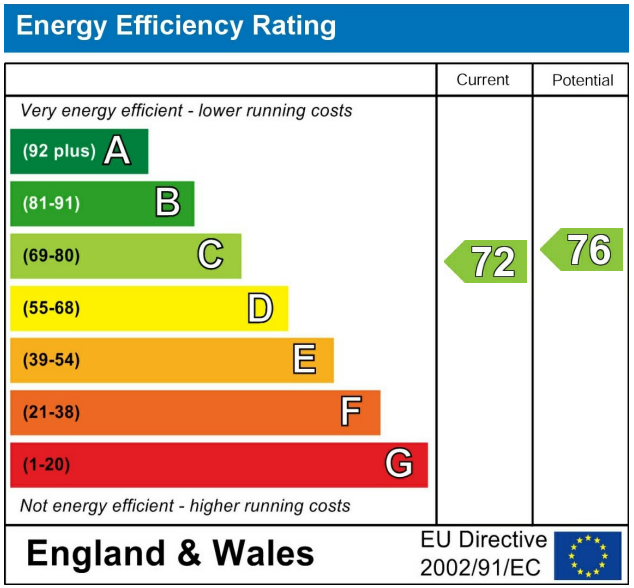
The Floorplan

GROUND FLOOR
784 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA : 784 sq.ft. (72.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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